



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1810 52 Avenue  
Lloydminster, Alberta

MLS # A2302072



**\$429,950**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,117 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this spacious bi-level located in the desirable College Park neighbourhood, offering a functional layout and beautiful outdoor setting backing onto the water. This well-maintained home features a double attached heated garage and a bright, welcoming interior. The main level showcases a large eat-in kitchen with plenty of space for family meals and entertaining, flowing into a comfortable living room filled with natural light. Upstairs you'll find three bedrooms, including a generous primary suite complete with a 3-piece ensuite and walk-in closet, along with an additional 4-piece main bathroom. The fully developed lower level offers even more living space with a large family room, two additional bedrooms, a 4-piece bathroom, laundry area, and dedicated storage space—ideal for growing families or guests. Step outside to a standout feature of the home: a large tiered deck, perfectly positioned to take in the peaceful backyard setting that backs onto the water. The expansive yard provides space to relax, play, and enjoy the view year-round.